

# Affordable Dwelling Unit Rental Program



Fairfax County Department of Housing  
and Community Development  
3700 Pender Drive, Suite 300  
Fairfax, Virginia 22030-6039  
**[www.fairfaxcounty.gov/rha](http://www.fairfaxcounty.gov/rha)**



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## WHAT IS THE AFFORDABLE DWELLING UNIT (ADU) RENTAL PROGRAM?

The ADU Rental Program was established when the Fairfax County Board of Supervisors approved the Affordable Dwelling Unit Ordinance in July 1990. The program provides qualified low and moderate income households the opportunity to live at a reduced rent in some of the new privately-owned and privately managed market-rate apartment communities located in Fairfax County.

In the apartment communities listed in this brochure, there are two different limits on the rents and maximum household incomes. Two-thirds (2/3) of the ADU rental units in each development are reserved for households with incomes up to 70% of the Metropolitan Statistical Area (MSA) median income, and one-third (1/3) of the units are set aside for households with incomes up to 50% of the MSA median income, adjusted for family size.

Applications are accepted at each property's leasing office. The program provides a preference to applicants who live or work in Fairfax County or who have a household member with a physical disability or handicap that requires the leasing of an ADU unit with certain accessibility features.

## WHAT FEATURES DO THESE COMMUNITIES OFFER?

Apartments offered may be one-bedroom, two-bedroom, or three-bedroom units, depending on the community. In addition to convenient locations, some of these apartment communities are located near Metro stations and offer many feature amenities such as pools, fitness centers, full-size washer/dryer in each apartment, and gated access for security.

New properties are added to this program as construction is completed. Check our website at: **[www.fairfaxcounty.gov/rha](http://www.fairfaxcounty.gov/rha)** under "Other Resources" for updates.

## HOW DOES THE ADU RENTAL PROGRAM WORK?

Applicants apply directly to the property in which they are interested in living. Households living in units rented under the ADU Rental Program must recertify their eligibility for the program on an annual basis with the leasing office. The Department of Housing and Community Development works with the property management firm to ensure apartments rented under the program are comparable to market rate apartments, are occupied by households who meet the income guidelines of the program, and that ADU rents are in compliance with rents approved for the program.



Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. Please call 703.246.5101 or TTY 703.385.3578.

## WHAT IS THE RENT UNDER THE PROGRAM?

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Each community has its own rental rates; however, there is a maximum rent established for the units set aside and offered under the ADU Program.

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### ADU Rental Program Maximum Rents

**Note:** Minimum income to qualify for rental is determined by each property.

#### MAXIMUM RENTS (excluding utilities)

UNIT SIZE	RENT FOR 2/3 UNITS Based on 65% of MSA	RENT FOR 1/3 UNITS Based on 50% of MSA
Efficiency/Studio	\$1,014	\$780
1 Bedroom	\$1,159	\$892
2 Bedroom	\$1,304	\$1,003
3 Bedroom	\$1,449	\$1,115

**Note:** Income Limits and Maximum Rents charts effective January 2014. Rents and income limit information are reviewed and updated annually.

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### ADU Rental Program Income Limits

**Note:** Minimum income to qualify for rental is determined by each property.

#### MAXIMUM HOUSEHOLD INCOME LIMITS

BASED ON:	70% of MSA (2/3 units)	50% of MSA (1/3 units)
HOUSEHOLD SIZE	MAXIMUM INCOME	MAXIMUM INCOME
1	\$52,450	\$37,450
2	\$59,900	\$42,800
3	\$67,400	\$48,150
4	\$74,900	\$53,500
5	\$80,900	\$57,800
6	\$86,900	\$62,050

## QUESTIONS?

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If you have questions regarding the income eligibility under the ADU Rental Program or need directions to a property, please contact the individual property listed in this brochure. If you need additional general information on this program, contact the Fairfax County Department of Housing and Community Development at 703-246-5112. (TTY: 703-385-3578)

## AFFORDABLE DWELLING UNIT RENTAL PROGRAM PARTICIPATING PROPERTIES (AS OF FEBRUARY 2014)

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### **Arbor Terrace of Herndon**

1100 Dranesville Road  
Herndon, Virginia 20170  
(Elderly Only)  
703-956-6311  
1 one-bedroom apt.  
4 two-bedroom apts.

### **Archstone Fairchase**

4411 Dixie Hill Road  
Fairfax, Virginia 22030  
703-322-1002  
19 one-bedroom apts.  
20 two-bedroom apts.  
3 three-bedroom apts.

### **Archstone Woodland Park**

2399 Glen Echo Road  
Herndon, Virginia 20171  
703-707-8511  
5 one-bedroom apts.  
6 two-bedroom apts.  
2 three-bedroom apts.

### **Avalon Crescent**

1569 Onyx Drive  
McLean, Virginia 22102  
703-821-9191  
11 one-bedroom apts.  
24 two-bedroom apts.

### **Avalon Reston Landing**

12000 Cameron Pond Drive  
Reston, Virginia 20194  
703-437-7710  
12 one-bedroom apts.  
11 two-bedroom apts.  
2 three-bedroom apts.

### **Avalon Mosaic**

2987 District Avenue  
Fairfax, Virginia 22031  
703-280-0111  
2 studio apts.  
16 one-bedroom apts.  
14 two bedroom apts.

### **Avenir Place**

2679 Avenir Place  
Merrifield, Virginia 22180  
703-204-9623  
2 studio apts.  
8 one-bedroom apts.  
4 two-bedroom apts.

### **Bailey's Crossing**

3602 South 14th Street  
Alexandria, Virginia 22302  
703-931-3600  
9 one-bedroom apts.  
5 two-bedroom apts.

### **Camden Monument Place**

12152 Monument Drive  
Fairfax, Virginia 22030  
703-218-2088  
1 studio apt.  
9 one-bedroom apts.  
8 two-bedroom apts.

### **Dulles Center Apartments**

2410 Little Current Drive  
Herndon, Virginia 20171  
703-713-6060  
9 two-bedroom apts.  
9 three-bedroom apts.

### **Dwell Vienna Metro**

2975 Hunters Branch Road  
Fairfax, Virginia 22031  
571-748-3135  
3 one-bedroom apts.  
3 two-bedroom apts.

### **Gables Centerpointe**

12190 Waveland Street  
Fairfax, Virginia 22033  
703-218-8492  
10 one-bedroom apts.  
7 two-bedroom apts.

### **Halstead Dulles**

13161 Fox Hunt Lane  
Herndon, Virginia 20171  
703-787-0707  
1 studio apt.  
10 one-bedroom apts.  
10 two-bedroom apts.

### **Halstead Square at Dunn Loring Metro**

2750 Gallows Road  
Vienna, Virginia 22180  
703-636-0400  
5 efficiency apts.  
26 one-bedroom apts.  
12 two-bedroom apts.

### **High Pointe at Jefferson Park\*\***

3021 Nicosh Circle  
Falls Church, Virginia 22042  
571-766-8501  
5 one-bedroom apts.  
5 two-bedroom apts.

### **Jefferson at Fair Oaks**

4201 Jefferson Oak Circle  
Fairfax, Virginia 22033  
703-277-7000  
6 one-bedroom apts.  
6 two-bedroom apts.

### **Kendrick Court\***

13430 Coppermine Road  
Herndon, Virginia 20171  
(Elderly Only)  
703-793-9300  
22 one-bedroom apts.  
24 two-bedroom apts.

### **Lincoln at Fair Oaks**

12167 Lincoln Lake Way  
Fairfax, Virginia 22030  
703-449-8900  
8 one-bedroom apts.  
10 two-bedroom apts.

### **Monroe Place**

2300 Woodland Crossing Drive  
Herndon, Virginia 20171  
703-437-3333  
5 one-bedroom apts.  
5 two-bedroom apts.

### **Ovation at Park Crest**

8231 Crestwood Heights Drive  
McLean, Virginia 22102  
703-712-0180  
1 efficiency apt.  
2 one-bedroom apts.  
1 two-bedroom apt.

### **Prosperity Flats**

2700 Dorr Avenue  
Fairfax, Virginia 22031  
703-645-7368  
11 one-bedroom apts.  
5 two-bedroom apts.

### **Sanger Place\***

9454 Orange Blossom Trail  
Lorton, Virginia 22079  
703-495-8484  
13 two-bedroom apts.  
4 three-bedroom apts.

### **Springfield Crossing\***

6704 Metropolitan Drive  
Springfield, Virginia 22150  
703-822-0111  
14 two-bedroom apts.  
1 three-bedroom apt.

### **Sullivan Place**

5575 Vincent Gate Terrace  
Alexandria, Virginia 22312  
703-942-8080  
8 one-bedroom apts.  
8 two-bedroom apts.  
1 three-bedroom apt.

**Sunrise of Hunter Mill**  
2863 Hunter Mill Road  
Oakton, Virginia 22124  
(Elderly Only)  
Call for Rental Rates  
703-255-1006  
3 units (assisted care facility)

**Sunrise of McLean**  
8315 Turning Leaf Lane  
McLean, Virginia 22102  
(Elderly Only)  
Call for Rental Rates  
703-734-1600  
6 units (assisted care facility)

**The Apartments at Regents Park**  
9333 Clocktower Place  
Fairfax, Virginia 22031  
703-352-0300  
8 one-bedroom apts.  
20 two-bedroom apts.  
1 three-bedroom apt.

**The Ashton at Dulles Corner**  
13959 Mansarde Avenue  
Herndon, Virginia 20171  
703-793-8860  
10 - one-bedroom apts.  
7 - two-bedroom apts.  
1 - three-bedroom apt.

**The Courts at Huntington Station**  
5950 Grand Pavilion Way  
Alexandria, VA 22303  
703-347-6778  
2 one-bedroom apts.  
1 two-bedroom apt.

**The Courts at Dulles**  
13800 Jefferson Park Drive  
Herndon, Virginia 20171  
703-561-1200  
1 one-bedroom apt.  
1 two-bedroom apt.  
1 three-bedroom apt.

**The Edge at Fairfax Corner**  
4457 Oakdale Crescent Court  
Fairfax, Virginia 22030  
703-502-4711  
22 one-bedroom apts.  
25 two-bedroom apts.  
5 three-bedroom apts.

**The Fields at Lorton Station\***  
7800 Lewis Chapel Circle  
Lorton, Virginia 22079  
703-339-4050  
18 two-bedroom apts.  
6 three-bedroom apts.

**The Fields of Chantilly\***  
13943 Rockland Village Drive  
Chantilly, Virginia 20151  
703-263-7630  
22 two-bedroom apts.  
6 three-bedroom apts.

**The Fields at Merrifield**  
2929 Stillwood Circle  
Falls Church, Virginia 22042  
703-204-0414  
16 two-bedroom apts.

**The Point at Dulles**  
13690 Legacy Circle  
Herndon, Virginia 20171  
703-561-0300  
3 one-bedroom apts.  
10 two-bedroom apts.  
3 three-bedroom apts.

**The Reserve at Fairfax Corner**  
11727 Fairfax Woods Way  
Fairfax, Virginia 22030  
703-352-4741  
21 one-bedroom apts.  
20 two-bedroom apts.

**The Reserve at Tysons Corner**  
2141 Tannin Place  
Vienna, Virginia 22182  
703-854-1361  
17 one-bedroom apts.  
13 two-bedroom apts.

**The Residences at Springfield Station**  
6802 Junction Boulevard  
Springfield, Virginia 22150  
703-313-4450  
13 one-bedroom apts.  
9 two-bedroom apts.  
2 three-bedroom apts.

**The Ridgeleigh at Van Dorn Metro**  
5901 Coverdale Way  
Alexandria, Virginia 22310  
703-924-1000  
12 one-bedroom apts.  
11 two-bedroom apts.

**The Ridgewood by Windsor**  
4211 Ridge Top Road  
Fairfax, Virginia 22030  
703-383-3996  
6 one-bedroom apts.  
9 two-bedroom apts.  
1 three-bedroom apt.

**(PENDING)**  
**The Shelby**  
6200 North Kings Highway  
Alexandria, VA 22303  
571-267-2873  
10 one-bedroom apts.  
5 two-bedrooms apts.

**The Woodlands Retirement Community**  
4320 Forest Hill Drive  
Fairfax, Virginia 22030  
(Elderly Only)  
703-667-9800  
7 one-bedroom apts.

**Trevors Run at Dulles Center**  
2411 Little Current Drive, Apt. 1111  
Herndon, Virginia 20171  
703-561-8000  
4 one-bedroom apts.  
6 two-bedroom apts.  
1 three-bedroom apt.

**Van Metre at Woodland Park**  
13025 Elm Tree Drive  
Herndon, Virginia 20171  
703-435-1900  
11 one-bedroom apts.  
25 two-bedroom apts.  
6 three-bedroom apts.

**Vantage at Merrifield Town Center**  
8190 Strawberry Lane  
Falls Church, Virginia 22042  
571-297-4760  
8 one-bedroom apts.  
6 two-bedroom apts.

**Vista Laurel Highlands**  
8141 McCauley Way  
Lorton, Virginia 22079  
703-495-8080  
6 one-bedroom apts.  
9 two-bedroom apts.  
1 three-bedroom apt.

**Westerly at Worldgate**  
13000 Wilkes Way  
Herndon, Virginia 20170  
703-435-4500  
7 one-bedroom apts.  
11 two-bedroom apts.  
2 three-bedroom apts.

*\* Indicates that the ADUs are located in a development that also participates in the Low-income Housing Tax Credit Program, which has its own income and rent restrictions.*

*\*\* Indicates that the ADUs are located in a condominium development. Call for rental information.*